

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, April 7, 2021

Hearing Room 1539

10:00 AM

2:00-00000

Chapter 0

#0.00 All hearings scheduled for today will be conducted remotely, using ZoomGov video and audio.

Parties in interest and members of the public may connect to the video and audio feeds, free of charge, using the connection information provided below.

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required **but you must still notify Chambers at [Chambers SBluebond@cacb.uscourts.gov](mailto:SBluebond@cacb.uscourts.gov) of your appearance**". The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

For more information on appearing before Judge Bluebond by ZoomGov, please see the information on the Court's website at:

<https://www.cacb.uscourts.gov/judges/honorable-sheri-bluebond> under the tab, "Telephonic Instructions."

4/7/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1604887522>

ZoomGov meeting number: 160 488 7522

Password: 191694

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666
(when prompted, enter meeting number and password shown above)

Docket 0

Courtroom Deputy:

**United States Bankruptcy Court
Central District of California
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10:00 AM

CONT...

Chapter 0

- NONE LISTED -

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
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Wednesday, April 7, 2021

Hearing Room 1539

10:00 AM

2:21-11707 Ali H Alamin

Chapter 7

#1.00 Order to Show Cause For Failure to Comply with 11 U.S.C. Section 109(h) -
Debtor received Credit Counseling Post Petition

Docket 14

Courtroom Deputy:

4/7/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1604887522>

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Password: 191694

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Tentative Ruling:

Debtor has now filed certificate of credit counseling, but that certificate reflects that counseling occurred post-petition, and debtor has not requested or obtained an exemption from *prepetition* credit counseling requirement. As debtor did not complete credit counseling within the 180 days *before* the commencement of the bankruptcy case, debtor is not eligible to be a debtor in this bankruptcy case.

Dismiss case. (Nothing precludes this debtor from refiling, but new filing would be debtor's second bankruptcy case within a year, meaning that automatic stay will terminate within 30 days unless debtor moves for and obtains an extension.)

Party Information

Debtor(s):

Ali H Alamin

Represented By
Rosie Barmakszian

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10:00 AM

CONT... Ali H Alamin

Chapter 7

Trustee(s):

Timothy Yoo (TR)

Pro Se

**United States Bankruptcy Court
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Hearing Room 1539

10:00 AM

2:19-20424 Samvel Gukasyan

Chapter 7

#2.00 Debtor's Motion to Avoid Lien with Balboa Capital Corporation

fr. 1-27-21, 2-24-21

Docket 52

Courtroom Deputy:

1/26/21 - Amended Motion filed.

3/4/21 - Amended Motion filed.

4/7/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1604887522>

ZoomGov meeting number: 160 488 7522

Password: 191694

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666
(when prompted, enter meeting number and password shown above)

ZoomGov Appearance by:

4/7/21 - Andrew Goodman, (818)802-5044

Tentative Ruling:

1/21/21 -- Court approved stipulation continuing hearing to February 24, 2021 at 10:00 a.m. OFF CALENDAR FOR JANUARY 27, 2021. NO APPEARANCE REQUIRED.

Tentative Ruling for February 24, 2021:

Hearing was continued by stipulation in light of service issues. Amended motion was reserved on creditor and creditor's attorney, but was not served on Judge Bluebond or on the address on the abstract of judgment attached to

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CONT... **Samvel Gukasyan**
the motion. Hearing required.

Chapter 7

Tentative Ruling for April 7, 2021:

Schedule evidentiary hearing (via Zoom) for the parties to cross-examine one another's experts as to the value of the property.

Party Information

Debtor(s):

Samvel Gukasyan

Represented By
Armen Shaghzo

Movant(s):

Samvel Gukasyan

Represented By
Armen Shaghzo

Trustee(s):

Brad D Krasnoff (TR)

Pro Se

**United States Bankruptcy Court
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Wednesday, April 7, 2021

Hearing Room 1539

10:00 AM

2:18-16688 Samuel Michael Saber

Chapter 7

#3.00 Trustee's Motion to Approve Settlement Agreement with Chase Bank, N.A.
fr. 3-31-21

Docket 739

Courtroom Deputy:

3/15/21 - Trustee filed Amended Notice of Hearing. Hearing rescheduled to
APRIL 7, 2021 @ 10AM;

4/7/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1604887522>

ZoomGov meeting number: 160 488 7522

Password: 191694

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666
(when prompted, enter meeting number and password shown above)

ZoomGov Appearance by:

4/2/21 - Sharon Weiss, (310)576-2276

4/2/21 Emily Jordan, (310)576-2276

4/7/21 - Charles Marshall, (619)807-2628

4/7/21 - John Menchaca, (213)683-3317

Tentative Ruling:

Rulings on Trustee's Evidentiary Objections:

1. Sustain. This is argument, not testimony.
2. Sustain. Lack of foundation.
3. Sustain. This is argument, not testimony.

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CONT... Samuel Michael Saber

Chapter 7

4. Sustain. Lack of foundation.
5. Sustain. Lack of foundation.
6. Sustain. Lack of foundation.
7. Sustain. Lack of personal knowledge.
8. Sustain. Best evidence rule.
9. Sustain. Lack of foundation.
10. Sustain. Lack of foundation. This is argument, not testimony.
11. Sustain. Lack of personal knowledge, lack of foundation.
12. Overrule as to fact that he obtained appraisal. Sustain (best evidence rule) as to what appraisal says.
13. Sustain. Lack of foundation. Not relevant.
14. Sustain. This is argument, not testimony.
15. Overrule as to what debtor is requesting. Sustain as to debtor's opinion as to which offer is better, based on lack of foundation.

Tentative Ruling on merits:

Overrule debtor's objection and approve compromise. Debtor had more than ample opportunity to control the administration of this estate. The court is prepared to defer to the trustee's business judgment that a bird in the hand is better than two in the bush, particularly where, as here, the bird in the bush has demonstrated that he cannot be relied upon to make required periodic payments. The proposed settlement offers certainty and closure.

Party Information

Debtor(s):

Samuel Michael Saber

Represented By
Charles T Marshall

Movant(s):

John J Menchaca (TR)

Represented By
Elissa Miller

Trustee(s):

John J Menchaca (TR)

Represented By
Elissa Miller

**United States Bankruptcy Court
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Hearing Room 1539

10:00 AM

2:21-10826 Kfir Gavrieli

Chapter 11

#4.00 U. S. Trustee's Motion for Reconsideration Pursuant to Fed. R. Bankr. P. 9024 of Debtor's Ex Parte Motion for Order Pursuant to 11 U.S.C. 107(b) and Fed. R. Bankr. P. 9018 Authorizing the Debtor to File Under Seal Reports of Financial Information Required Under Fed. R. Bankr. P. 2015.3(a)

Docket 118

***** VACATED *** REASON: 3/30/21 - ORDER ENTERED RESOLVING MOTION.**

Courtroom Deputy:

4/7/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1604887522>

ZoomGov meeting number: 160 488 7522

Password: 191694

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

(when prompted, enter meeting number and password shown above)

Tentative Ruling:

3/30/21 -- Court approved stipulation resolving motion. OFF CALENDAR.
NO APPEARANCE REQUIRED.

Party Information

Debtor(s):

Kfir Gavrieli

Represented By
Jeffrey M. Reisner
Kerri A Lyman
William N Lobel

Movant(s):

United States Trustee (LA)

Represented By
Eryk R Escobar

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10:00 AM

2:21-10826 Kfir Gavrieli

Chapter 11

#4.10 Debtor's Motion for an Order Authorizing the Debtor to Retain and Compensate Professionals Utilized by the Debtor in the Ordinary Course of Business

Docket 98

***** VACATED *** REASON: 3/30/21 - ORDER ENTERED
WITHDRAWING MOTION.**

Courtroom Deputy:

4/7/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1604887522>

ZoomGov meeting number: 160 488 7522

Password: 191694

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

(when prompted, enter meeting number and password shown above)

Tentative Ruling:

Motion has been withdrawn by movant. Off calendar. No appearance necessary.

Party Information

Debtor(s):

Kfir Gavrieli

Represented By
Jeffrey M. Reisner
Kerri A Lyman
William N Lobel

Movant(s):

Kfir Gavrieli

Represented By
Jeffrey M. Reisner
Kerri A Lyman
William N Lobel

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Wednesday, April 7, 2021

Hearing Room 1539

10:00 AM

2:21-11188 Glenroy Coachella, LLC

Chapter 11

#5.00 U.S. Real Estate Credit Holdings III-A, LP's Motion to Excuse State Court Receiver, Edwin Leslie, From Turnover of Assets Under 11 U.S.C. Section 543

fr. 3-10-21

Docket 42

***** VACATED *** REASON: CONT'D. TO 5/5/21 @ 10AM**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

It is not the case that appointment of a trustee moots this motion. Debtor only owns a portion of the title to the affected real property as a tenant in common. There are three other owners who are not in bankruptcy. The receiver was not appointed for the debtor. The receiver was appointed to take charge of the property. It makes no sense to have the receiver controlling three of the undivided interests in the property and the debtor's trustee controlling the other. If there are concerns about the choice of Mr. Leslie as the receiver, the court will grant relief from stay to permit the trustee that the court will appoint in response to the motion on calendar as number 4 to litigate those concerns on behalf of the debtor, should he or she elect to do so.

3/26/21 -- Court approved stipulation continuing hearing to May 5, 2021 at 10:00 a.m. OFF CALENDAR FOR APRIL 7, 2021.

Party Information

Debtor(s):

Glenroy Coachella, LLC

Represented By
Daniel J Weintraub
Crystle Jane Lindsey
James R Selth

Movant(s):

U.S. Real Estate Credit Holdings III-

Represented By
Marsha A Houston

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10:00 AM

CONT... Glenroy Coachella, LLC

Christopher O Rivas

Chapter 11

Trustee(s):

Richard A Marshack (TR)

Represented By
Chad V Haes

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10:00 AM

2:21-11188 Glenroy Coachella, LLC

Chapter 11

#6.00 Scheduling and Case Management Conference in a Chapter 11 Case

Docket 1

***** VACATED *** REASON: CONT'D. TO 5/5/21 @ 10AM**

Courtroom Deputy:

4/7/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1604887522>

ZoomGov meeting number: 160 488 7522

Password: 191694

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(when prompted, enter meeting number and password shown above)

ZoomGov Appearances by:

3/25/21 - Caroline Djang, (949)263-6586

Tentative Ruling:

Continue case status conference to May 5, 2021 at 10:00 a.m. to coincide with other hearing scheduled for that date. OFF CALENDAR FOR APRIL 7, 2021.

Party Information

Debtor(s):

Glenroy Coachella, LLC

Represented By
Daniel J Weintraub
Crystle Jane Lindsey
James R Selth

Trustee(s):

Richard A Marshack (TR)

Represented By
Chad V Haes

**United States Bankruptcy Court
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Wednesday, April 7, 2021

Hearing Room 1539

11:00 AM

2:12-50259 Hansen Freightlines Incorporated

Chapter 11

#100.00 Post Confirmation Scheduling and Case Management Conference in a Chapter 11 Case

fr. 2-15-17, 8-30-17, 2-28-18, 6-13-18, 12-12-18, 4-17-19, 8-28-19, 2-5-20, 6-3-20, 10-7-20

Docket 1

Courtroom Deputy:

4/7/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1604887522>

ZoomGov meeting number: 160 488 7522

Password: 191694

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666
(when prompted, enter meeting number and password shown above)

Tentative Ruling:

Final Ruling for April 17, 2019:

Court has reviewed reorganized debtor's status report. Continue case status conference to August 28, 2019 at 11:00 a.m. Reorganized debtor should file updated status report accompanied by declaration not later than August 16, 2019. APPEARANCES WAIVED ON APRIL 17, 2019.

Tentative Ruling for August 28, 2019:

Has the debtor now paid the July and August 2019 payments? If not, when will these payments be made? Hearing required.

Tentative Ruling for February 5, 2020:

Continue case status conference to June 3, 2020 at 11:00 a.m. Reorganized debtor should file updated status report (with accompanying declaration) not

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11:00 AM

CONT... Hansen Freightlines Incorporated

Chapter 11

later than May 22, 2020. APPEARANCES WAIVED ON FEBRUARY 5, 2020.

Tentative Ruling for June 3, 2020:

Continue case status conference to October 7, 2020 at 11:00 a.m.
Reorganized debtor should file updated status report (with accompanying declaration) not later than September 25, 2020. APPEARANCES WAIVED ON JUNE 3, 2020.

Tentative Ruling for October 7, 2020:

Continue case status conference to April 7, 2021 at 11:00 a.m. Reorganized debtor should file updated status report (with accompanying declaration) not later than March 29, 2021. APPEARANCES WAIVED ON OCTOBER 7, 2020.

Tentative Ruling for April 7, 2021:

Court needs to discuss the status report with counsel for the debtor. There are several dates in the status report that appear to be typographical errors, making it difficult to understand what the report is saying. Hearing required.

Party Information

Debtor(s):

Hansen Freightlines Incorporated

Represented By
David L. Neale
Krikor J Meshefejian

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Wednesday, April 7, 2021

Hearing Room 1539

11:00 AM

2:14-26237 Albany Investment Properties, LLC

Chapter 11

#101.00 Post Confirmation Scheduling and Case Management Conference in a Chapter 11 Case

fr. 10-15-14, 10-29-14, 11-5-14, 1-14-15, 5-20-15, 7-22-15, 10-14-15, 2-10-16, 2-24-16, fr. 3-30-16, 5-11-16, 8-3-16, 9-14-16, 9-28-16, 12-14-16, 2-1-17, 5-3-17, 6-7-17, 8-2-17, 8-30-17, 2-28-18, 7-18-18, 9-5-18, 10-24-18, 11-28-18, 12-19-18, 6-19-19, 12-18-19, 3-18-20, 7-22-20, 10-21-20, 12-16-20

Docket 1

Courtroom Deputy:

4/7/21 - Hearing conducted by ZOOMGov.

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(when prompted, enter meeting number and password shown above)

Tentative Ruling:

Several parties appear interested in purchasing the debtor's real properties. Debtor should notice sales of these properties subject to overbid even without having first selected a stalking horse bidder. Interested parties competing with one another to purchase these properties should produce highest and best offer as among current prospective purchasers. Set deadline for debtor to bring motion for approval of sales of all properties. Court will enter order appointing trustee if motion to approve sale is not brought by deadline imposed by the Court.

8/3/15 -- Court signed scheduling order setting following dates:

Cont'd hearing on motion to appoint trustee and for relief from stay -- October 14, 2015 at 11:00 a.m.

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11:00 AM

CONT... Albany Investment Properties, LLC Chapter 11

L/D to file and serve motion for authority to sell Albany Properties -- August 12, 2015

L/D to file application to employ broker(s) (or include within sale motion) -- August 12, 2015

Sale hearing -- October 14, 2015 at 11:00 a.m.

Tentative Ruling for October 14, 2015:

If Albany sale closes, will debtor be in a position to file plan? Hearing required.

1/4/16 -- Court approved stipulation continuing hearing to February 24, 2016 at **11:00 a.m.** OFF CALENDAR FOR JANUARY 6, 2016.

Tentative Ruling for February 24, 2016:

If Albany sale closes, will debtor be in a position to file plan? Hearing required.

3/21/16 -- Court signed order continuing hearing to May 11, 2016 at 2:00 p.m. OFF CALENDAR FOR MARCH 30, 2016.

4/25/16 -- Court approved stipulation continuing hearing to August 3, 2016 at 2:00 p.m. OFF CALENDAR FOR MAY 11, 2016.

Tentative Ruling for August 3, 2016:

According to the docket, the parties settled this matter during a settlement conference held June 13, 2016 before Judge Jury. What has happened since then? Will there be an amended plan? What is the status of this matter?

Tentative Ruling for September 14, 2016:

Continue to September 28, 2016 at 11:00 a.m. to be heard concurrently with substantive motions set for hearing at that date and time. OFF CALENDAR

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**CONT... Albany Investment Properties, LLC
FOR SEPTEMBER 14, 2016.**

Chapter 11

Tentative Ruling for September 28, 2016:

Revisit status of case after conclusion of hearings on related matters.

Tentative Ruling for December 14, 2016:

Continue to February 1, 2017 at 2:00 p.m. to be heard concurrently with hearing on amended disclosure statement. OFF CALENDAR FOR DECEMBER 14, 2016.

Tentative Ruling for February 1, 2017:

Revisit status of case after conclusion of hearing on disclosure statement.

4/26/17 -- Court approved stipulation continuing hearing to June 7, 2017 at 2:00 p.m. OFF CALENDAR FOR MAY 3, 2017. NO APPEARANCE REQUIRED.

6/2/17 -- Court approved stipulation continuing hearing to August 2, 2017 at 2:00 p.m. OFF CALENDAR FOR JUNE 7, 2017.

Tentative Ruling for August 30, 2017:

Revisit status of case after conclusion of confirmation hearing.

Tentative Ruling for February 28, 2018:

Court has reviewed reorganized debtor's status report. Page 6 of that report states that all class 6 claimants have received payments other than Jeffrey Thomas. Has the reorganized debtor been depositing payments on account of this disputed claim into a disputed claim reserve? Hearing required.

7/16/18 -- Court approved stipulation continuing hearing to September 5, 2018 at 10:00 a.m. OFF CALENDAR FOR AUGUST 8, 2018.

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CONT... Albany Investment Properties, LLC

Chapter 11

8/31/18 -- Court approved stipulation continuing hearing to October 24, 2018 at 11:00 a.m. OFF CALENDAR FOR SEPTEMBER 5, 2018.

10/18/18 -- Court approved stipulation continuing hearing to November 28, 2018 at 11:00 a.m. OFF CALENDAR FOR OCTOBER 24, 2018.

11/21/18 -- Court approved stipulation continuing hearing to December 19, 2018 at 10:00 a.m. OFF CALENDAR FOR OCTOBER 24, 2018.

Tentative Ruling for December 19, 2018:

Court has reviewed reorganized debtor's status report. Continue case status conference to June 19, 2019 at 11:00 a.m. Reorganized debtor should file updated status report, accompanied by declaration, not later than June 5, 2019. APPEARANCES WAIVED ON DECEMBER 19, 2018.

Tentative Ruling for June 19, 2019:

The plan confirmation hearing was August 30, 2017, yet debtor's counsel still has not filed his final fee application. Why not? Is there any reason for this delay? Hearing required.

Tentative Ruling for December 18, 2019:

Court has reviewed the reorganized debtor's case status report. Continue status conference to March 18, 2020 at 11:00 a.m. Reorganized debtor should file updated case status report not later than March 4, 2020. APPEARANCES WAIVED ON DECEMBER 18, 2019.

Tentative Ruling for March 18, 2020:

Court has reviewed the reorganized debtor's case status report. Continue status conference to July 22, 2020 at 11:00 a.m. Reorganized debtor should file updated case status report not later than July 10, 2020. APPEARANCES WAIVED ON MARCH 18, 2020.

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11:00 AM

CONT... Albany Investment Properties, LLC

Chapter 11

Tentative Ruling for July 22, 2020:

According to the reorganized debtor's status report, debtor is delinquent on payments due McHugh for the class 2, 3 and 4 claims "for the month of April 2020." What about the months of May, June and July? Is the reorganized debtor also delinquent on the payments for those months? Has the debtor had any discussions with the holder of these claims and, if so, have the parties agreed to anything? Hearing required.

Final Ruling for July 22, 2020:

Parties are in negotiations about a forbearance. Continue hearing to October 21, 2020 at 11:00 a.m. Reorganized debtor should file updated status report by October 9, 2020.

Tentative Ruling for October 21, 2020:

Status report was filed late. The emails attached to the status report predate the last status conference. What, if anything, has been accomplished with regard to the McHugh negotiations since the July status conference? Hearing required.

Final Ruling for October 21, 2020:

Continue hearing to December 16, 2020 at 11:00 a.m. Reorganized debtor should file and serve updated status report by December 4, 2020.

Tentative Ruling for December 16, 2020:

Court has reviewed the reorganized debtor's case status report. Continue status conference to April 7, 2021 at 11:00 a.m. Reorganized debtor should file updated case status report not later than March 26, 2021.
APPEARANCES WAIVED ON DECEMBER 16, 2020.

Tentative Ruling for April 7, 2021:

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CONT... Albany Investment Properties, LLC

Chapter 11

Where is status report that should have been filed by March 26, 2021?
Hearing required.

Party Information

Debtor(s):

Albany Investment Properties, LLC

Represented By
Raymond H. Aver
R Alexander Comley

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Wednesday, April 7, 2021

Hearing Room 1539

11:00 AM

2:16-18301 TCC General Contracting, Inc.

Chapter 11

#102.00 Post Confirmation Scheduling and Case Management Conference in a Chapter 11 Case

fr. 8-17-16, 11-1-16, 2-15-17, 5-10-17, 5-17-17, 6-14-17, 8-30-17, 9-6-17,
2-28-18, 5-30-18, 11-28-18, 5-29-19, 12-4-19, 6-3-20, 7-15-20, 8-26-20, 12-9-20

Docket 1

***** VACATED *** REASON: CONT'D. TO 4/21/21 @ 10AM N**

Courtroom Deputy:

4/7/21 - Hearing conducted by ZOOMGov.

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(when prompted, enter meeting number and password shown above)

Tentative Ruling:

Set bar date and deadline for filing objections to claims. Set deadline for filing plan and disclosure statement.

6/17/16 -- Court granted application for bar date. Deadline to serve notice of bar date -- August 20, 2016. Bar date -- October 31, 2016.

Tentative Ruling for November 1, 2016:

Set deadline for filing plan and disclosure statement in approximately 90 days. Continue case status conference to date scheduled for hearing on disclosure statement.

11/4/16 -- Court signed scheduling order setting following dates:

L/D to file plan and disclosure statement -- December 28, 2016

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CONT... TCC General Contracting, Inc.

Chapter 11

Hearing on disclosure statement -- February 15, 2017 @ 2:00 p.m.
Cont'd status conference -- February 15, 2017 @ 2:00 p.m.

8/14/17 -- Court approved stipulation continuing hearing to September 6, 2017 at 2:00 p.m. OFF CALENDAR FOR AUGUST 30, 2017. Tentative Ruling for February 15, 2017:

Revisit status of case after conclusion of hearing on disclosure statement.

Tentative Ruling for September 6, 2017:

Revisit status of case after conclusion of related matters on calendar.

Tentative Ruling for February 28, 2018:

It appears that the debtor's revenues have been decreasing each month. What is going on and how long will the debtor be able to sustain operations and continue to make plan payments if this continues? Hearing required.

Final Ruling from February 28, 2018:

Continue status conference to May 30, 2018 at 11:00 a.m. Debtor should file updated status report not later than May 21, 2018. Debtor's principal should appear in person at continued status conference.

Tentative Ruling for May 30, 2018:

Debtor's situation appears to have improved since February. Continue case status conference to November 28, 2018 at 11:00 a.m. Debtor should file updated status report not later than November 16, 2018. APPEARANCES WAIVED ON MAY 30, 2018.

Tentative Ruling for November 28, 2018:

Papers filed and served less than 14 days before a hearing need to be transmitted to the judge by a more expedited means than US Mail so that the Court is not required to print its own copy of the papers. Debtor's situation

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, April 7, 2021

Hearing Room 1539

11:00 AM

CONT... TCC General Contracting, Inc.

Chapter 11

appears to have improved since last status conference. Continue case status conference to May 29, 2019 at 11:00 a.m. Debtor should file updated status report not later than May 15, 2019. APPEARANCES WAIVED ON NOVEMBER 28, 2018.

Tentative Ruling for May 29, 2019:

Continue post-confirmation status conference to December 4, 2019 at 11:00 a.m. Reorganized Debtor should file updated status report not later than November 20, 2019. APPEARANCES WAIVED ON MAY 29, 2019.

Tentative Ruling for December 4, 2019:

Continue post-confirmation status conference to June 3, 2020 at 11:00 a.m. Reorganized Debtor should file updated status report not later than May 22, 2020. APPEARANCES WAIVED ON DECEMBER 3, 2019.

Tentative Ruling for June 3, 2020:

Even though counsel has only been able to communicate with his client via email, he should be able to obtain the information necessary to draft an updated status report accompanied by a declaration by someone with personal knowledge advising the court about the status of the debtor's payments under the plan and when the debtor believes that it will be in a position to make up any delinquent payments. Continue status conference to July 15, 2020 at 11:00 a.m. Debtor should file status report accompanied by declaration by someone with personal knowledge not later than July 2, 2020. APPEARANCES WAIVED ON JUNE 3, 2020.

Tentative Ruling for July 15, 2020:

Where is the status report and accompanying declaration that should have been filed by July 2, 2020? Is debtor current on its plan payments? Will debtor be able to continue performing under plan? Are debtor's principals communicating with counsel? Hearing required.

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CONT... TCC General Contracting, Inc.

Chapter 11

Final Ruling for July 15, 2020:

Reorganized debtor has not filed quarterly reports for first and second quarter and did not file required status report and declaration. Continue hearing to August 26, 2020 at 11:00 a.m. Debtor should file status report (supported by a declaration by someone with personal knowledge) not later than August 14, 2020.

Tentative Ruling for August 26, 2020:

Court has reviewed the reorganized debtor's status report. Continue case status conference to December 9, 2020 at 11:00 a.m. Reorganized debtor should file updated status report (accompanied by a declaration from someone with personal knowledge) not later than November 30, 2020.
APPEARANCES WAIVED ON AUGUST 26, 2020.

Tentative Ruling for December 9, 2020:

Court received status report on December 7, 2020. Court has reviewed the reorganized debtor's status report. Continue case status conference to April 7, 2021 at 11:00 a.m. Reorganized debtor should file updated status report (accompanied by a declaration from someone with personal knowledge) not later than MARCH 26, 2021. APPEARANCES WAIVED ON DECEMBER 9, 2020.

Tentative Ruling for April 7, 2021:

Continue status conference to April 21, 2021 at 10:00 a.m. to be heard concurrently with reorganized debtor's motion for a final decree. OFF CALENDAR FOR APRIL 7, 2021. NO APPEARANCE REQUIRED.

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Wednesday, April 7, 2021

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CONT... TCC General Contracting, Inc.

Chapter 11

Party Information

Debtor(s):

TCC General Contracting, Inc.

Represented By
Steven R Fox
Amelia Puertas-Samara
W. Sloan Youkstetter

**United States Bankruptcy Court
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Wednesday, April 7, 2021

Hearing Room 1539

11:00 AM

2:18-10597 Denise Latrice Wheeler

Chapter 11

#103.00 Post Confirmation Scheduling and Case Management Conference in a Chapter 11 Case

fr. 3-14-18, 6-13-18, 8-1-18, 10-2-18, 12-12-18, 2-6-19, 2-27-19, 4-17-19, 5-29-19, 8-27-19, 10-2-19, 12-18-19, 1-9-20, 5-6-20, 11-4-20, 12-16-20

Docket 1

***** VACATED *** REASON: CONT'D. TO 10/13/21 @ 11AM**

Courtroom Deputy:

4/7/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1604887522>

ZoomGov meeting number: 160 488 7522

Password: 191694

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

(when prompted, enter meeting number and password shown above)

Tentative Ruling:

Set bar date and deadline for serving notice of bar date. Has debtor filed motion for authority to use cash collateral? If not, why not? Has debtor been paying expenses in the interim? Debtor has proposed August 15 as the deadline for filing a plan. What has to happen before debtor will be in a position to file a plan? Hearing required.

3/19/18 -- Court signed order setting following dates:

Cont'd status conference -- June 13, 2018 at 11:00 a.m.

L/D to serve notice of bar date -- March 21, 2018

Bar date -- May 31, 2018

L/D to file joint status report -- June 5, 2018

L/D to file plan and disclosure statement -- June 29, 2018

Tentative Ruling for June 13, 2018:

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Wednesday, April 7, 2021

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CONT... Denise Latrice Wheeler

Chapter 11

Set deadline for debtor to file either objection to claim filed by first trust deed holder or adversary proceeding against first trust deed holder. Continue status conference to date that can be used as date of hearing on disclosure statement.

Final Ruling for June 13, 2018:

Continue case status conference to August 1, 2018 at 11:00 a.m. Debtor should file updated status report by July 30, 2018 and plan and disclosure statement by September 17, 2018. Debtor should file either adversary proceeding or claim objection with regard to bank's claim not later than July 13, 2015. (Court later extended that date to August 3, 2018 in response to debtor's motion by order entered July 17, 2018.)

Tentative Ruling for August 1, 2018:

Debtor in her status report states that she is currently preparing an adversary proceeding against Center Street Lending for the purpose of determining the correct amount of the balance due under the loan. Continue status conference to date of status conference in that new action.

Tentative Ruling for October 2, 2018:

This case is going nowhere until debtor files her adversary proceeding against her lender. Did debtor file the adversary proceeding by the September 28 deadline? If not, convert case to chapter 7. If so, continue case status conference to date of status conference in adversary proceeding.

Tentative Ruling for December 12, 2018:

Revisit status of case after conclusion of hearing on disclosure statement.

Tentative Ruling for February 6, 2019:

Discuss with parties whether it would be better for the court to appoint a chapter 11 trustee or to convert the case to chapter 7. Hearing required.

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CONT... Denise Latrice Wheeler

Chapter 11

Tentative Ruling for April 17, 2019:

If court approves disclosure statement, set plan confirmation schedule.

Tentative Ruling for May 29, 2019:

At hearing held April 19, 2019, Court conditionally approved disclosure statement and directed debtor to file final version of plan and disclosure statement and lodge order approving disclosure statement by April 30, 2019. Docket does not reflect the filing of an amended plan or disclosure statement. Why not?

Hearing required.

6/3/2019 -- Court approved fourth amended disclosure statement and set status conference on confirmation process for August 27, 2019 at 2:00 p.m.

Tentative Ruling for October 2, 2019:

Revisit status of case after conclusion of related matters on calendar.

Tentative Ruling for December 18, 2019:

Continue case status conference to January 9, 2020 at 10:00 a.m. to be heard concurrently with confirmation. OFF CALENDAR FOR DECEMBER 18, 2019.

Tentative Ruling for January 9, 2020:

Revisit status of case after conclusion of confirmation hearing.

Tentative Ruling for May 6, 2020:

Court has reviewed reorganized debtor's status report. Continue case status conference to November 4, 2020 at 11:00 a.m. Reorganized debtor should file

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CONT... Denise Latrice Wheeler

Chapter 11

updated status report not later than October 23, 2020. APPEARANCES WAIVED
ON MAY 6, 2020.

Tentative Ruling for November 4, 2020:

The status report says that "Per the Court's order for a status conference report, Debtor will file her declaration following this status report" Where is the declaration? This should have been filed by October 23, 2020, but was not. Hearing required.

Final Ruling for November 4, 2020:

Continue hearing to December 16, 2020 at 11:00 a.m. Reorganized debtor should file and serve updated status report not later than November 25, 2020.

Tentative Ruling for December 16, 2020:

Court has reviewed the reorganized debtor's case status report. Continue status conference to April 7, 2021 at 11:00 a.m. Reorganized debtor should file updated case status report not later than March 26, 2021. APPEARANCES WAIVED ON DECEMBER 16, 2020.

Tentative Ruling for April 7, 2021:

Court has reviewed the reorganized debtor's case status report. Continue status conference to October 13, 2021 at 11:00 a.m. Reorganized debtor should file updated case status report not later than October 1, 2021, if final decree has not been entered by that date. APPEARANCES WAIVED ON APRIL 7, 2021.

Party Information

Debtor(s):

Denise Latrice Wheeler

Represented By
Anthony Obehi Egbase
Crystle Jane Lindsey
Lionel E Giron
Joanne P. Sanchez

**United States Bankruptcy Court
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CONT... Denise Latrice Wheeler

Chapter 11

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11:00 AM

2:19-21726 Grandview Hills LLC

Chapter 11

#104.00 Scheduling and Case Management Conference in a Chapter 11 Case

fr. 12-4-19, 3-4-20, 7-1-20, 10-7-20, 1-6-21

Docket 1

***** VACATED *** REASON: CONT'D. TO 6/16/21 @ 11AM**

Courtroom Deputy:

4/7/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1604887522>

ZoomGov meeting number: 160 488 7522

Password: 191694

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

(when prompted, enter meeting number and password shown above)

ZoomGov Appearance by:

4/7/21 - Louis Esbin, (661)305-8995

Tentative Ruling:

Tentative Ruling for December 4, 2019:

Debtor owns 80 percent of the Real Property as a tenant in common with whom? Do the managing member's parents own the other 20 percent as joint tenants? And the debtor itself is 80 percent owned by George Gabriel and 20 percent owned by his father? When was the deed of trust held by Tymeout recorded in the first place? What were the proceeds of the loan used for?

Set bar date and deadline for serving notice of bar date.

12/11/19 -- Court approved order setting following dates:

L/D to serve notice of bar date -- 12/13/19

Bar date -- 1/31/20

Cont'd case status conference -- 03/04/20 at 11:00 a.m.

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11:00 AM

CONT... Grandview Hills LLC

Chapter 11

L/D to file updated case status report -- 02/21/20.

Tentative Ruling for March 4, 2020:

Status report was filed late (on February 27, 2020). Discuss with debtor pending litigation in state court concerning the parties' respective priorities. Set deadline for debtor to commence litigation in this court to resolve these issues. Explore whether ordering the parties to mediation would be useful.

Hearing required.

Tentative Ruling for July 1, 2020:

What is currently happening at the property? Who is collecting rents? Are tenants paying rent? Did debtor seek and obtain any stays pending appeal? Hearing required.

NOTE: There are a number of inaccurate or misleading statements in the case status report. For example, there is no mention made of the prior in rem order for relief. Instead, the report makes it appear that the first time Tymeout obtained relief from stay was in the April 28, 2020 order, which was not the case. And the statement that the debtor, "of course" obtained a stay of the foreclosure proceedings by filing this case is inconsistent with the court's prior rulings in this matter.

Tentative Ruling for October 7, 2020:

Discuss with the parties whether to grant the debtor's request that the debtor and Tymeout be ordered to mediation. Hearing required.

10/16/20 -- Court approved order directing parties to complete a day of mediation not later than January 5, 2021 and setting the following additional dates:

Cont'd case status conference -- January 6, 2021 at 11:00

L/D to file updated case status report -- December 27, 2020

L/D to lodge order appointing mediators -- October 26, 2020. (If Tymeout fails to cooperate in selection of mediator, debtor may file declaration to this effect and lodge unilateral order appointing mediators of its choosing. If Tymeout fails to participate in mediation, debtor should file declaration to this effect and court will issue an order

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CONT... Grandview Hills LLC

Chapter 11

to show cause why Tymeout should not be held in contempt.)

11/13/20 -- Court approved order appointing mediators.

Tentative Ruling for January 6, 2021:

Court has not approved a settlement agreement, so it is not in a position to issue an order to show cause why someone should, or should not, be held in breach of that agreement. The debtor is a party to the proposed agreement. Does it intend to seek court approval of the agreement? If not, why not? Hearing required.

Tentative Ruling for April 7, 2021:

At debtor's request, continue case status conference to June 16, 2021 at 11:00 a.m. to give escrow an opportunity to close and debtor an opportunity to request dismissal of this case. APPEARANCES WAIVED ON APRIL 7, 2021.

(NOTE: Court signed order granting motion for approval of global compromise on April 2, 2021.)

Party Information

Debtor(s):

Grandview Hills LLC

Represented By
Louis J Esbin

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Wednesday, April 7, 2021

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11:00 AM

2:20-20876 Airport Van Rental, Inc., a California corporation

Chapter 11

#105.00 Scheduling and Case Management Conference in a Chapter 11 Case
fr. 1-27-21

Docket 1

***** VACATED *** REASON: CONT'D. TO 4/21/21 @ 11AM**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

12/17/20 -- At hearing held this date, Court advised parties that this status conference would be called at 11:00 a.m. instead of 10:00 a.m.

Tentative Ruling for January 27, 2021:

Set deadline for service of notice of bar date and bar date. Continue case status conference for approximately 90 days.

2/1/21 -- Court approved scheduling order with following dates:

Cont'd status conference -- April 7, 2021 at 11:00 a.m.

L/D to serve notice of bar date -- February 1, 2021

Bar date -- March 19, 2021

L/D to file updated status report -- March 26, 2021

3/26/21 -- Court approved stipulation continuing hearing to April 21, 2021 at 11:00 a.m. OFF CALENDAR FOR APRIL 7, 2021.

Party Information

Debtor(s):

Airport Van Rental, Inc., a California

Represented By

Zev Shechtman

John N Tedford IV

Michael G D'Alba

**United States Bankruptcy Court
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Wednesday, April 7, 2021

Hearing Room 1539

2:00 PM

2:19-19656 Leigh DeLaFuentes

Chapter 7

#200.00 Trustee's Final Report and Applications for Compensation

Docket 19

***** VACATED *** REASON: APPROVED. APPEARANCES WAIVED**

Courtroom Deputy:

4/7/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1604887522>

ZoomGov meeting number: 160 488 7522

Password: 191694

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

(when prompted, enter meeting number and password shown above)

Tentative Ruling:

Approve trustee's final report in full. APPEARANCES WAIVED. TRUSTEE IS AUTHORIZED TO UPLOAD ORDER CONSISTENT WITH TENTATIVE.

Party Information

Debtor(s):

Leigh DeLaFuentes

Represented By
James R Selth

Trustee(s):

Elissa Miller (TR)

Pro Se

**United States Bankruptcy Court
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Wednesday, April 7, 2021

Hearing Room 1539

2:00 PM

2:20-12802 Joffe Emergency Services

Chapter 11

#201.00 Final Application for Compensation and Reimbursement Of Expenses for John-Patrick McGinnis Fritz (TR), Trustee, Period: 3/13/2020 to 2/3/2021
[Fees requested: \$14,501.50, Expenses: \$367.21]

Docket 115

Courtroom Deputy:

4/7/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1604887522>

ZoomGov meeting number: 160 488 7522

Password: 191694

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

(when prompted, enter meeting number and password shown above)

Tentative Ruling:

Overrule debtor's objection and allow fees of \$14,501.50 and costs of \$367.21 on a final basis. Court retains jurisdiction (even if the order of dismissal does not expressly so state) to rule on fee issues after dismissal, and subchapter V trustee was required to continue performing services even after initial abstention until final closure of case. Parties need not appear if debtor is prepared to submit on tentative ruling. (Debtor should let subchapter V trustee and court know whether or not it would like to be heard on tentative ruling.)

4/7/21 -- Court approved stipulation resolving debtor's objection. OFF CALENDAR. NO APPEARANCE REQUIRED.

Party Information

Debtor(s):

Joffe Emergency Services

Represented By
Stella A Havkin

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CONT... Joffe Emergency Services

Chapter 11

Movant(s):

John-Patrick McGinnis Fritz (TR)

Represented By
John-Patrick M Fritz

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Represented By
John-Patrick M Fritz